

# Delaware Population Consortium



## Delaware Population Consortium Meeting

**Where:** 219 Haslet Armory

**When:** Thursday, June 27th, 2019  
10:00 am to 12:00 pm

## Agenda

### **1. Introductions**

Sam Bulkilvish is Vice Chair. Matt Rogers is Secretary from last year.

### **2. Review and approval of meeting minutes. 1<sup>st</sup> Sam. 2<sup>nd</sup> Colton. Approved**

### **3. By-Laws Discussion/Update. Jim did a mark-up (attached) to be in line with the new Senate bill 7 including the supplemental bill. This is a first draft. Public notice – should abide by State regs. Appeals process per the amendment in the Bill was added, Section 5 and discussed quite a bit. We will send out draft to participants for comments by July 15<sup>th</sup> to Jim Galvin.**

### **4. CCD Projections**

Technical issue -geography , births and deaths, know the numbers up 2018 census tracks, census geography doesn't align – Smyrna. Ed created 3 new census tracks – A, B, C census bureau reported correctly, can get correct numbers by subtracting out A, B, and C. But the disagreement comes down to #births and #deaths (corrects), then take ACS, then total population equals migration numbers. NCHS is still working on finalizing birth and deaths numbers. Migration was high into MOT 2015. Then going close to zero into 2017. Trying to figure out this migration. 220 census tracks in DE. Have a fairly reasonable source for all of this data. Disagree on MOT. There is agreement that there is a slowing down in MOT, but not agreement on how much. (handout – Comparison of Planning District Population Projections 6/27/19).

Dave – looked at housing activity. 14,000 units in MOT. Vacancy rates are rising. Looking at trends and trying to break it down. MOT is the largest area.

Brandywine is the largest regeneration area – older generation cycling out and younger generation moving in – some aging in place going in.

Ed – have to forecast HH size over time. Percentage of people who have kids in schools is going down 20%. MOT is looked at a desirable place to live for school good school districts. Unknown variables at this point that he is working through unravelling. Seeing no net migration into NCCo. Still needs to look at household size.

11,400 approved unbuilt lots in NCCo.

Sees as similar housing cycle repeating itself in NCCo whereby - Peak in Smyrna area historically in units planed. Then major recession, Sees same cycle in NCCo ACS 2014-2018 data is due to come out in December.  
Looking to do some traffic modelling.

5. Other Business

6. Next meeting date July 25, 2019



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